122.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,101,400 / 1,101,400
					USE VALUE:	1,101,400 / 1,101,400
					ASSESSED:	1,101,400 / 1,101,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUSH ANDREW H
Owner 2:	FAAS RUTH M
Owner 3:	
Street 1:	15 DEVEREAUX ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,495 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1896, having primarily Wood Shingle Exterior and 2968 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7495.000	521,000		580,400	1,101,400
Total Card	0.172	521,000		580,400	1,101,400
Total Parcel	0.172	521,000		580,400	1,101,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.09 | /Parcel: 371.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 78720
GIS Ref:
GIS Ref:
Insp Date: 04/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	521,000	0	7,495.	580,400	1,101,400	1,101,400	Year End Roll	12/18/2019
2019	101	FV	385,500	0	7,495.	612,600	998,100	998,100	Year End Roll	1/3/2019
2018	101	FV	385,500	0	7,495.	451,400	836,900	836,900	Year End Roll	12/20/2017
2017	101	FV	385,500	0	7,495.	432,000	817,500	817,500	Year End Roll	1/3/2017
2016	101	FV	385,500	0	7,495.	399,800	785,300	785,300	Year End	1/4/2016
2015	101	FV	364,000	0	7,495.	335,300	699,300	699,300	Year End Roll	12/11/2014
2014	101	FV	364,000	0	7,495.	327,600	691,600	691,600	Year End Roll	12/16/2013
2013	101	FV	364,000	0	7,495.	312,100	676,100	676,100		12/13/2012

!9509!

PRINT

Date	Time
12/10/20	23:58:33

LAST REV

Date	Time
05/15/18	11:04:28

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9509

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAGLUND RUSSELL	28312-242		3/17/1998		370,000	No	No		Y

USER DEFINED

Prior Id # 1:	78720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2013	602	Solar Pa	42,393	C				
3/9/2006	159	Manual				G8	GR FY08	remove in-ground p
2/8/2006	86	Addition	277,483			G7	GR FY07	NEW KIT FAMRM BDRM

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Meas/Inspect	KB	Kevin B
6/17/2013	Info Fm Prmt	EMK	Ellen K
1/8/2009	Meas/Inspect	189	PATRIOT
10/11/2006	Permit Visit	BR	B Rossignol
10/29/1999	Meas/Inspect	263	PATRIOT
9/2/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7495		Sq. Ft.	Site		0	90.	0.86	10									580,363						580,400	

Total AC/HA: 0.17206 | Total SF/SM: 7495 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 580,363 | Spl Credit | Total: 580,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1896	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00377357
Const Adj.:	0.99989998
Adj $ / SQ:	130.478
Other Features:	111771
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640104
Depreciation:	119059
Depreciated Total:	521045

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

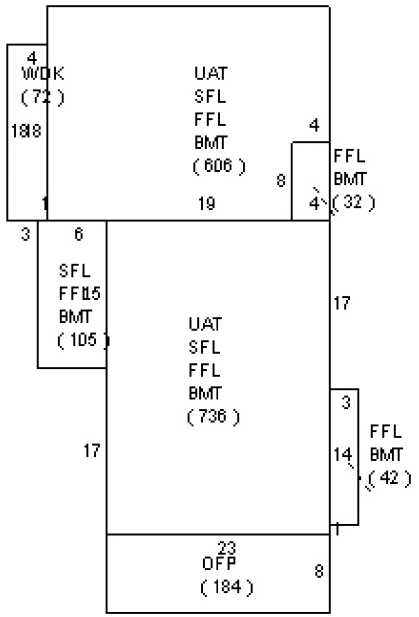
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	143.53
Special Features:	0	Val/Su Net:	102.54
Final Total:	521000	Val/Su SzAd	175.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,521	39.140	59,537
FFL	First Floor	1,521	130.480	198,456
SFL	Second Floor	1,447	130.480	188,801
UAT	Upper Attic	336	52.190	17,510
OFP	Open Porch	184	25.460	4,686
WDK	Deck	72	16.000	1,152

Net Sketched Area: 5,081 | Total: 470,142

Size Ad 2968 | Gross Are 6087 | FinArea 2968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

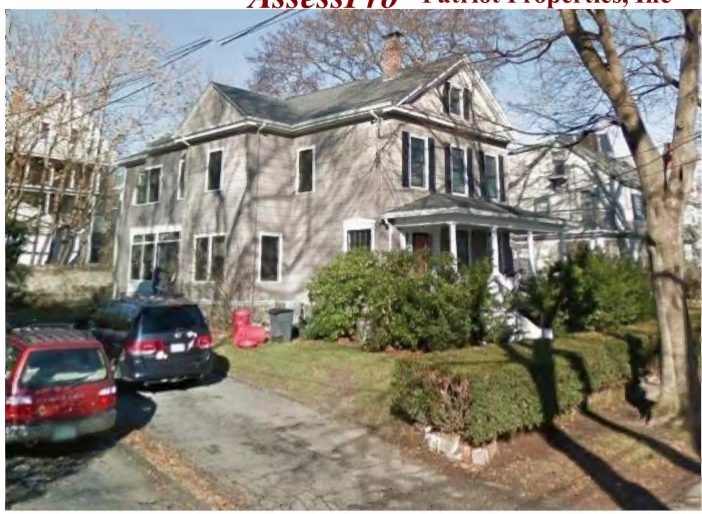
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

122.0-0003-0008.0

IMAGE

AssessPro Patriot Properties, Inc